

Agenda

Item #3

Amendments to the Towns' Comprehensive Plan to include revisions to address the Broward County Planning Council's Provisional Certification of the Future Land Use Element, the new Public School Facility Element. (Walter Keller)

MEMORANDUM

To: Jeff Bowman, Development Services Director
From: Walter Keller, PE., AICP - Planning Consultant
Date: July 6, 2010
Re: **2010 Comprehensive Plan Amendments**
cc: Susan Trevarthen, Esq. – Town Attorney

Walter H. Keller

The 2010 Comprehensive Plan Amendments were briefly presented to the Planning and Zoning Board at the meeting of June 16, 2010. The Board requested additional information on the basis of the proposed amendments. The following information provides additional detail on the basis of each amendment.

1. Revisions to address Broward County Planning Council's Provisional Certification

The Broward County Charter gives countywide land use authority to the Broward County Commission and the Broward County Planning Council. As such, the governing land use plan within a municipality is the County Land Use Plan. Municipal land use plans become the governing plan provided the municipal land use plan is found in substantial conformity to the County Plan by the Broward County Planning Council. The Planning Council's Provisional Certification Report of October, 2009 approved at the December 3, 2009 Council meeting indicated areas where the Town's Land Use Plan needed revisions in order to be in substantial conformity to the County's Plan.

Proposed revisions can be found on the following pages: Policy 1.5.15 (p 8); Policy 4.5.4 (p 24); Policy 6.3.8 (p 36); revisions to flexibility and reserve units (pp 110-112); and, Public School Concurrency: Public School Facilities Element (pp 56-77); Objective 8.6 (p 47); and, Policy 9.1.10 (pp 49-50).

2. Public School Facility Element

The Town was required to adopt a Public School Facility Element by the Florida Department of Community Affairs and per the Town's agreement to the Interlocal Agreement (ILA) with the Broward County School Board. The proposed Public School Facility Element is consistent with the ILA approved by the Town. While the School Board is processing a revision to the ILA which the Town has not approved, it is expected that a majority of Broward's municipalities will approve the revised ILA and some revisions will be required in the Town's Public School Facility Element.

continued

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Proposed revisions can be found on the following pages: Public School Facilities Element (pp 56-77); Objective 8.6 (p 47); and, Policy 9.1.10 (pp 49-50).

3. Greenhouse Gas Emissions

The State of Florida Department of Community Affairs has amended the requirements for comprehensive planning to require all municipalities to incorporate amendments to reduce Greenhouse Gas Emissions. The new requirements require revisions to the Future Land Use, Housing, Transportation and Conservation Plan Elements. While the specific detail of the necessary revisions are not fixed and the Town has some flexibility, the proposed revisions to the Town's Plan have been previously found satisfactorily in other municipal approved amendments.

Proposed revisions can be found on the following pages: Future Land Use Element Goal 1.0 (p 4); and, Objective 1.10 (pp 11-12); Housing Element Goal 2.0 (p 13); and, Objective 2.5 (p 16-17); Transportation Element Goal 4.0 (p 20); Objective 4.7 (p 24); Policies 4.7.6 – 4.7.7; Policy 4.7.9 and Policy 4.10.2 (pp 25-26); and, Conservation Element Goal 6.0 (p 34); and, Policy 6.4.8 (p 37).

4. Other Plan Revisions

The Transportation Level of Service (LOS) is primarily established by Broward County, although local Town roadways such as El Mar Drive and Sea Grape Drive are established by the Town. The Transportation LOS was revised by Broward County after the 2008 Town Plan Amendments and need to be revised to reflect the appropriate standards.

Proposed Transportation revisions to address LOS changes can be found on the following pages: Policy 1.1.4 (p 4); Objective 4.2 and Policies 4.2.1 - 4.2.3 (pp 21-22); Policy 4.9.4 (p 26); Policy 8.3.3 (p 45); and, Table 3 (p 128).

The State of Florida Department of Community Affairs has revised the definition of the Coastal High Hazard Area. The Coastal High Hazard Area is defined as the area seaward of the surge line for a Category 1 Hurricane. Information was added to the Coastal Management Element to provide this definition. See the Support Document of the Coastal Management Element page VIII-24 and Figure 8-3 on page VIII-25.